



City of Santa Barbara
Airport Department

DATE: February 16, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Aviation Group, Inc. dba Business Aircraft Sales

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Aviation Group, Inc., a California Corporation, dba Business Aircraft Sales, for 750 square feet of Building 117, at 705 Norman Firestone Road, at the Santa Barbara Airport, effective March 1, 2011, for a monthly rental of \$1,216, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Aviation Group, Inc. has been a tenant in good standing at the Airport since March 1, 1995. Aviation Group is an aircraft sales and brokerage operation. The Premises will be used for offices and storage. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.62 per square foot for yard space, and is comparable to office space on the Airport for similar use and in similar condition. The current office rate ranges from \$1.35 to \$1.85. The new rental represents a 1.5% increase over the previous year.

Lessee will also pay monthly utilities of \$35.25 for sewer service and \$90 for water.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map